

**This Instrument Prepared by & Return To:**

J. Wesley Hisaw  
The Law Offices of James E. Holland  
3040 Goodman Road West, Suite A  
Post Office Box 256  
Horn Lake, MS 38637  
Office phone: (662)-342-1333  
Facsimile: (662)-342-7321

### WARRANTY DEED

THIS INDENTURE made and entered into this 18<sup>th</sup> day of December, 2006, by and between **Michael G. Holt and Laural B. Eldred Holt, married**, party of the first part, and, **Charles K. Rambo and wife, Crystal D. Rambo**, as tenants-by-the-entirety with full rights of survivorship, and not as tenants in common, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

**Lot 167, Section A, Lake Forest Subdivision, in Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 1-4, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed to Grantor herein by Warranty Deed of record at Deed Book 310, Page 566 in said Chancery Clerk's Office.**

**Grantor Laural B. Eldred Holt warrants that she is one and the same as Laural B. Eldred to whom the property was conveyed by Warranty Deed of record at Deed Book 310, Page 566 in said Chancery Clerk's Office.**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any ways appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: any and all matters of record including but not limited to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-ways and easements for public roads and public utilities, health department regulations in effect for DeSoto County, Mississippi, and is further subject to restrictive covenants of record, if any, and any taxes due and payable.

FNF  
Slt

*[Handwritten signature]*  
3

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IT IS AGREED AND UNDERSTOOD** that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of actual proration.

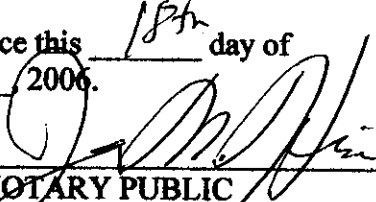
**WITNESS** the signature of the party of the first part the day and year first above written.

  
**Michael G. Holt**

  
**Laural B. Eldred Holt**

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

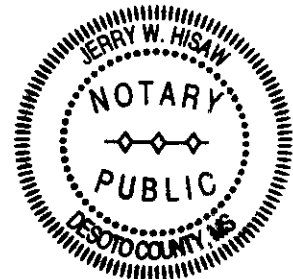
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Michael G. Holt and wife Laural B. Eldred Holt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December 2006.  
  
 NOTARY PUBLIC

My Commission Expires: 4-13-09

Tax Parcel No: 1-09-7-36-01-0-00167-00

Property Address: 6520 Firefly Cove  
Walls, Mississippi 38680



Grantor's Address:  
Michael G. Holt  
Laural B. Eldred Holt  
1101 Fredrick  
Southern MS 38671

Grantee's Address:  
Charles K. Rambo  
Crystal D. Rambo  
6520 Firefly Cove  
Walls, Mississippi 38680

Home Phone #: 901-262-4870  
Work Phone #: 901-262-4783

Home Phone #: None  
Work Phone #: None

*MA* *JA*